

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: 10 May 2004, 4:00 P.M.

ATTENDANCE:

MEMBERS: Lois Herr, J. Scott Ulrich, Charlie Douts, Virginia Brady, Nancy Halliwell, Allan Granger, and Jonathan Price were present.

Julianne Dickson was not present.

STAFF: Ronald Bailey, Phyllis Stellfox, Andy Weaver (*County Assistant Engineer*), Lauri Ahlskog, Frank Behlau, Mary Gattis, Julie Goodman, Mark Hiester, Gwen Newell, Wil Selman, Mike Skelly, Mark Stivers, Danny Whittle, Toby Vargas, and Carol Grove.

OTHERS:

Heather Crawford	Lancaster County
John Crawford V	Lancaster County
Jeff Culen	Buchart-Horn, Inc.
James McCall	Celebrate Life Christian Church
Stacey Musan	Hartman, Underhill, & Associates, Inc.
Gene Oldham	D.C. Gohn Associates, Inc.
Marion K. Retherford	Conoy Township
Jason P. Shaun	McCarthy Engineering Associates, PC
Nadine Smith	Nikolaus & Hohenadel, LLP
Donald M. Sweitzer	Maytown Historical Society
Ruth E. Sweitzer	Maytown Historical Society
Melvin L. Weaver	Gehmans Mennonite School
John P. Young	Maytown Historical Society

ORDER OF BUSINESS:

- I. Call to Order and Recognition of Guests: The meeting was called to order by Chairperson Herr at 4:00 p.m.
- II. Minutes of the Meeting of 24 April 2004: Hearing no further objections to the Minutes, Mr. Granger moved and Ms. Brady seconded, to approve the Minutes. The motion carried.

III. Bills and Communications: None.

IV. Report of Committees & Task Forces: Mr. Granger respectfully addressed the Commission on the most recent LIMC Comprehensive Steering Committee's Draft Goals. He stated that this document is opened up for comments and/or questions from the Commission. He further stated which components of the plan that were not included, exclusively the Historical and Economic Development components. Mr. Granger indicated that LIMC is moving at a good pace and that it is an exciting project.

Chairperson Herr indicated on behalf of the Commission that the LIMC Comprehensive Plan is a commendable project.

V. Consent Agenda Items:

A. Chairperson Herr noted that the following items on the Consent Agenda were either lifted, revised, or added as indicated:

1. **Sketch Plan**, George D. Sr., & Marion K. Retherford, Conoy Township, Section 607.06.C Principal Driveway in Floodplain, was Recommended for Disapproval, Waiver, (*Postponed Action Until 14 June 2004 Meeting*)
2. **#75-375B**, Aaron Horst Subdivision, Brecknock Township, Section 310.01.D Impervious Surfaces, Waiver, Report was Pending, (*Report Now Available and Conditionally Approved*)
3. **#71-248-4**, Thomas J. Slawko, Caernarvon Township, Unconditional Preliminary Plan Approval, (*Added to the Agenda and Approved*)
4. **#86-82-1**, West Branch Townhouses, Manor Township, Unconditional Preliminary Plan Approval, (*Added to the Agenda and Approval*)
5. **#82-192-1**, Robert L. Hershey, Conestoga Township, Approval, (*Reflected Revised Agenda to state when plan is being Postponed Until 14 June 2004 Agenda and/or Meeting*)
6. **#89-311A**, Paul Bias, Brecknock Township, Approval, (*Reflected Revised Agenda to delete until 24 May 2004 Agenda and/or Meeting*)
7. **#04-32**, Maple Ridge Subdivision, Brecknock Township, Approval, Report was Pending, (*Report Now Available and Disapproved*)
8. **#93-326-1**, Twin Oaks Hollow, East Hempfield Township, Review, (*Lifted for Discussion and Recommended for Conditional Approval*)

9. **#93-126-1**, Twin Oaks Hollow, East Hempfield Township, Planning Module Review, (*Lifted for Discussion and Report Adopted as Drafted*)
10. **#12-26**, Conestoga Township, Proposed Zoning Ordinance and map, Community Planning Review, (*Lifted for Discussion and Revised Text*)

A motion was made by Ms. Halliwell to approve the consent agenda. Mr. Price seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:
 - a. **Sketch Plan**, Hampilos Property, Manor Township, Section 602.16.C & F Cul-De-Sac Requirements, (*Conditionally Approved*)
 - b. **Sketch Plan**, M. Ryan Hodson, Eden Township, Section 303 Plan Processing Procedures, (*Conditionally Approved*)
2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:
3. Unconditional Preliminary Plan Approvals:
4. Requests for Approval of Subdivision and/or Land Development Applications:
 - a. **#78-455-3**, Gehmans Mennonite School, LDP, Brecknock Township, (*Conditionally Approved*)
 - b. **#80-349-2A**, Westwood Green, Manor Township, (*Conditionally Approved*)
 - c. **#85-343-2C**, Barry E. Mellinger, Pequea Township, (*Conditionally Approved*)
 - d. **#04-18A**, Robert Watson, Colerain Township, (*Conditionally Approved*)
 - e. **#04-20**, Groff Road Subdivision, Eden Township, (*Conditionally Approved*)
 - f. **#04-21**, Wastewater Treatment Plant Improvements Marietta – Donegal Joint Authority, Marietta Borough, (*Conditionally Approved*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:
 - a. **#69-110-1**, Levi S. Fisher, Jr., Paradise Township, (*Recommended for Conditional Approval*)
 - b. **#72-462-1A**, The Jay Group – Ronks Road, East Lampeter Township, (*Recommended for Conditional Approval*)
 - c. **#74-198-2**, Wendell J. & Yvonne J. Slabach, Providence Township, (*Recommended for Conditional Approval*)
 - d. **#74-307-3E**, Earl K. & Lois M. Groff, Manheim Township, (*Recommended for Conditional Approval*)
 - e. **#77-227-1A**, David M. Shelly, Rapho Township, (*Recommended for Conditional Approval*)
 - f. **#83-304-1**, Raymond W. & Ella H. Weaver, Salisbury Township, (*Recommended for Conditional Approval*)
 - g. **#87-199-4C**, Hassel Tract, East Hempfield Township, (*Recommended for Conditional Approval*)
 - h. **#87-295-5**, The Hess Property, East Donegal Township, (*Recommended for Conditional Approval*)
 - i. **#87-383-1A**, High Concrete Storage Yard, East Cocalico Township, (*Recommended for Conditional Approval*)
 - j. **#89-111F**, Country Meadow Estates – Phase Three, West Lampeter Township, (*Recommended for Conditional Approval*)
 - k. **#96-87B**, Kissel Hill Associates, Inc., Manheim Township, (*Recommended for Conditional Approval*)
 - l. **#02-14C**, Mill Creek Community – Phase II, West Lampeter Township, (*Recommended for Approval*)
 - m. **#04-40**, East Donegal Municipal Parking Lot, East Donegal Township, (*Recommended for Conditional Approval*)
 - n. **#04-41**, Lamar R. & Loreen B. Zimmerman, Earl Township, (*Recommended for Conditional Approval*)
 - o. **#04-42**, Womer Properties, LLC, Paradise Township, (*Recommended for Conditional Approval*)
 - p. **#04-43**, Mary A. McNelis, Lancaster Township, (*Recommended for Conditional Approval*)
 - q. **#04-44**, 391 Ironville Pike, Columbia Borough, (*Recommended for Conditional Approval*)

6. Requests for Planning Modules Review for Land Development:
 - a. **Mondale / Hunsecker Roads Sewer Extension**, Upper Leacock Township, (*Report Adopted as Drafted*)
 - b. **#03-114**, Erb Tract, Mount Joy Borough, (*Report Adopted as Drafted*)
 - c. **#04-28**, Elmer W. Martin et al, Upper Leacock Township, (*Report Adopted as Drafted*)

- d. **#04-37**, Henderson Libby Partnership, Mount Joy Township, (***Report Adopted as Drafted***)

7. Requests for Community Planning Reviews:

- a. **#31-146**, East Lampeter Township, Proposed rezoning from Rural to R-3 Residential of a 16-acres part of a 53-acre tract situated on the Northeast corner of Bowman Road and Rockvale Road.

C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission:

Mr. Gene Oldham, of D.C. Gohn Associates, Inc., respectfully addressed the Commission in regard to **Sketch Plan**, George D. Sr., & Marion K. **Retherford**, Conoy Township. He requested the Commission to reconsider their disapproval recommendation. He stated a brief history of the 47 acre farm. He indicated that in the 30 some years that the applicants' have been living there that they never experienced a flooding situation where there was excessive run off. Mr. Oldham further indicated that his main concerns are with the site distance and the secondary emergency access.

Mr. Granger made a motion to postpone action until **14 June 2004** meeting so that the applicant could redo the floodplain calculations and site distance, (*moving the location a tad more to the left*), and clarity of the secondary emergency access. The motion was seconded by Mr. Ulrich. The motion carried.

Mr. Ulrich respectfully addressed the Commission and made a motion regarding two plans which he will not vote on due to personal financial interests: LCPC File #: **#93-326-1**, Twin Oaks Hollow, East Hempfield Township, Review, and the coordinating Planning Module Review. The motion was seconded by Mr. Price. The motion carried.

Mr. Selman, respectfully addressed the Commission regarding CPF #: **12-26**, Conestoga Township. He read the revised text stating that "Additionally, the proposed zoning regulations should be revised to better coordinate the timing and location of adequate infrastructure with efficient development patterns and to protect natural resources."

Mr. Ulrich made a motion to send the revised community planning review draft report. The motion was seconded by Ms. Brady. The motion carried.

VI. Old Business: None.

VII. New Business: None.

VIII. Public Participation: None.

IX. Adjournment: Ms. Halliwell made a motion to adjourn the meeting. The motion was seconded by Mr. Douts. The motion carried. The meeting was adjourned at 4:33 p.m.

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 24 May 2004.

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